



REDEVELOPMENT AGENCY

Carnegie Forum
305 West Pine Street, Lodi

AGENDA – Redevelopment Agency

Date: September 5, 2001

Time: *7:00 p.m.

***NOTE: See item K on 9/5/01 Lodi City Council Agenda**

For information regarding this Agenda please contact:

Susan J. Blackston
City Clerk / RDA Secretary
Telephone: (209) 333-6702

MEETING OF THE
Redevelopment Agency
Of the City of Lodi

- A. Call to order – Chair Alan Nakanishi
- B. Roll call to be recorded by Secretary
- Res. C. Adopt resolution accepting the preliminary plan for Redevelopment Project No. 1 (CD)
- D. Other business
- E. Comments by the public on non-agenda Items
- F. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

A handwritten signature in cursive script that reads "Susan J. Blackston".

Susan J. Blackston, City Clerk
Secretary
Redevelopment Agency of the City of Lodi



CITY OF LODI

REDEVELOPMENT AGENCY

AGENDA TITLE: Resolution accepting the Preliminary Plan for Redevelopment Project No. 1

MEETING DATE: September 5, 2001

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the Redevelopment Agency Board adopt a resolution to accept the preliminary plan for Redevelopment Project No. 1 as recommended by the Planning Commission.

BACKGROUND INFORMATION: In April 2001, the Redevelopment Agency approved the revised survey area for Project No. 1. This revised area added the property that fronts Lodi Avenue from Church Street to Ham Lane.

As part of the overall plan adoption process for Project No. 1, the Planning Commission is required to recommend to the Agency the approval of a preliminary plan that must describe the following:

- Project Area Boundaries
- Land Uses and Street Layout
- Population Densities
- Building Intensities
- Development Standards
- How the redevelopment project serves the purposes of State law.
- Conformity to the General Plan; and
- The impact of the redevelopment project on neighborhoods.

The preliminary plan, for the most part, references other existing City documents, like the General Plan and Zoning Ordinance.

The Planning Commission reviewed the plan for the revised area at their meeting on July 11, 2001. The commission unanimously supported the plan and the action to move forward with the next step in the process.

With the Agency approval of this document, along with the Council actions on this same agenda, staff will move into the public input stage of the plan adoption process and begin to work with a Project Area Committee to better define the goals of the project area.

APPROVED: _____

H. Dixon Flynn
H. Dixon Flynn -- City Manager

FUNDING: None required

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Konradt Bartlam
Community Development Director

Attachments

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE
CITY OF LODI ACCEPTING THE PRELIMINARY PLAN FOR THE
LODI REDEVELOPMENT PROJECT NO. 1

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WHEREAS, by Resolution No. 01-20, adopted on July 11, 2001, the Planning Commission of the City of Lodi selected and designated the boundaries of the project area for the Lodi Redevelopment Project No. 1 (the "Project"), approved a Preliminary Plan for the Project (the "Preliminary Plan"), and submitted said Preliminary Plan to the Redevelopment Agency of the City of Lodi (the "Agency").

NOW, THEREFORE, the Redevelopment Agency of the City of Lodi does hereby resolve as follows:

Section 1. The Preliminary Plan for the Lodi Redevelopment Project No. 1, as formulated and adopted by the Planning Commission of the City of Lodi, is hereby accepted by the Agency, and the Agency hereby directs preparation of an official Redevelopment Plan for the Project.

Section 2. The Executive Director of the Agency is hereby authorized and directed to file the information required by Sections 33327 and 33328 of the Health and Safety Code with the appropriate taxing officials and the State Board of Equalization.

Dated: September 5, 2001

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I hereby certify that Resolution No. RDA2001-01 was passed and adopted by the Lodi City Council in a regular meeting held September 5, 2001 by the following vote:

AYES: MEMBERS – Howard, Land, Pennino, Chairperson Nakanishi

NOES: MEMBERS – None

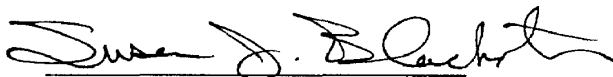
ABSENT: MEMBERS – None

ABSTAIN: MEMBERS – Hitchcock



Alan S. Nakanishi
Chairperson, City of Lodi
Redevelopment Agency

Attest:



Susan J. Blackston
Secretary, City of Lodi Redevelopment Agency

PLANNING COMMISSION

of the

CITY OF LODI

PRELIMINARY PLAN

for the

LODI REDEVELOPMENT PROJECT NO. 1

Prepared by the
COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF LODI

In Cooperation with the
REDEVELOPMENT AGENCY OF THE CITY OF LODI

June, 2001

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Exhibits

Exhibit A Map of the Project Area

PRELIMINARY PLAN

for the

LODI REDEVELOPMENT PROJECT NO. 1

I. DESCRIPTION OF THE BOUNDARIES OF THE PROJECT AREA

The boundaries of the Project Area are as shown on the Map of the Project Area, which is attached hereto as Exhibit A.

II. GENERAL STATEMENT OF PROPOSED LAND USES

As a basis for the redevelopment of the Project Area, it is proposed that, in general, the land uses in the Project Area shall be residential, commercial, industrial, other and roadway rights of way, as permitted by the City of Lodi General Plan as it currently exists and as it may be amended from time to time.

III. GENERAL STATEMENT OF PROPOSED LAYOUT OF PRINCIPAL STREETS

As a basis for the redevelopment of the Project Area, it is proposed that, in general, the layout of principal streets be as shown on the Project Area Map, including: north of Kettleman Drive, south of Turner Road, east of Ham Lane and west of Commerce Street.

Existing streets within the Project Area may be closed, widened, or otherwise modified, and additional streets may be created as necessary for proper pedestrian or vehicular circulation.

IV. GENERAL STATEMENT OF PROPOSED POPULATION DENSITIES

Standards for population densities shall be consistent with the densities established by the City of Lodi General Plan.

V. GENERAL STATEMENT OF PROPOSED BUILDING INTENSITIES

As a basis for the redevelopment of the Project Area, it is proposed that, in general, building intensities be controlled by limits on: (1) the percentage of ground area covered by buildings (land coverage); (2) the ratio of the total floor area for all stories of the buildings to areas of the building sites (floor area ratio); (3) the size and location of the buildable areas on building sites; and (4) the heights of buildings. The land coverage, sizes, and location of buildable areas should be limited as feasible to provide adequate open space.

VI. GENERAL STATEMENT OF PROPOSED BUILDING STANDARDS

As a basis for the redevelopment of the Project Area, it is proposed that building standards should generally conform to the building requirements of applicable state statutes and local codes.

VII. ATTAINMENT OF THE PURPOSES OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW

The purposes of the California Community Redevelopment Law would be attained by the proposed redevelopment through: (1) the elimination of blighting influences and the correction of environmental deficiencies, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, incompatible and uneconomic land uses, and small and irregular lots; (2) the assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; (3) the replanning, redesign, and redevelopment of areas which are stagnant or improperly utilized; (4) the provision of opportunities for participation by owners and tenants in the revitalization of their properties; (5) the strengthening of retail and other commercial functions in the Project Area; (6) the strengthening of the economic base of the Project Area by stimulating new investment; (7) the expansion of employment opportunities; (8) the provision of an environment for social and economic growth; (9) the expansion and improvement of housing for low- and moderate-income persons; and (10) the installation of new or replacement of existing public improvements, facilities, and utilities in areas which are currently inadequately served with regard to such improvements, facilities, and utilities.

VIII. CONSISTENCY WITH THE GENERAL PLAN OF THE CITY

This Preliminary Plan is consistent with the City of Lodi General Plan as it currently exists and as it may be amended from time to time. This Preliminary Plan proposes a conforming pattern of land uses and includes all highways and public facilities indicated by said General Plan.

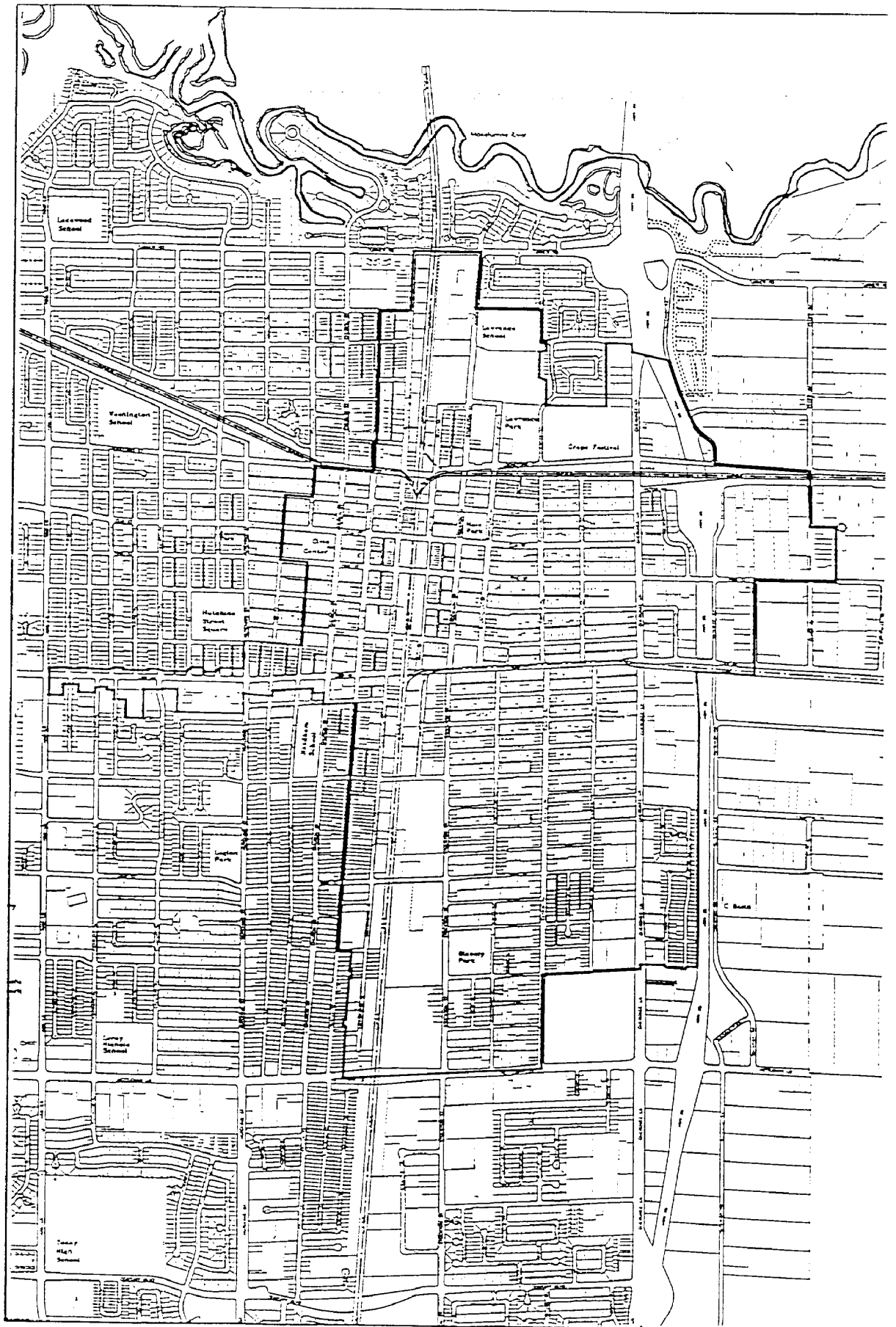
IX. GENERAL IMPACT OF THE PROJECT UPON THE RESIDENTS THEREOF AND UPON SURROUNDING NEIGHBORHOODS

It is proposed that the principal purpose of the Project be the elimination and prevention of blight through the assistance and encouragement of public and private rehabilitation and redevelopment efforts, through selective land acquisition, clearance and disposition for private redevelopment, and through the provision of new or replacement of existing public improvements, facilities, and utilities within and serving the Project Area. Direct redevelopment activity should occur only when sufficient financial resources are available and such action will produce effective and immediate redevelopment results.

The impact of the proposed Project upon occupants of that area and surrounding neighborhoods may, in general, be in the areas of relocation, traffic circulation, public

facilities and services, environmental quality, employment opportunity, and economic development. Agency activities in the proposed Project may include property acquisition, relocation of occupants, demolition of structures, construction of public improvements, and land disposition for private development.

The impacts of the Project will be considered in detail by the Agency in the Project Environmental Impact Report.



PROJECT AREA BOUNDARY

City of Los Angeles
REDEVELOPMENT PLAN ADOPTION:
REDEVELOPMENT PROJECT AREA

September 5, 2001

Mayor and Members of the City Council
City Hall
221 W. Pine Street
Lodi, CA 952409

RE: CONFLICT OF INTEREST DISCLOSURE

In accordance with California Health and Safety Code Section 33130 (a), this statement is being made to disclose that I, Susan Hitchcock, have an indirect interest in real property (owned by my husband ~~Gerry~~ Glenn) at the following addresses, which are located in the area of Redevelopment Project No. 1:

1. 326 E. Pine Street, 6 unit court
2. 240 E. Vine Street, 6 unit apartment complex
3. 616 N. School Street, house and 4-plex
4. 301 E. Maple Street, four units

Note: ~~Gerry~~ Glenn owns an undivided half interest in all four properties as his sole and separate property. All were owned by him before our marriage in 1995 and my election to the City Council in 1998. Property #3 is presently in escrow; property #2 is on the market and an offer is being negotiated; property #4 was sold in 1996; however, Mr. Glenn is carrying a note on the property.

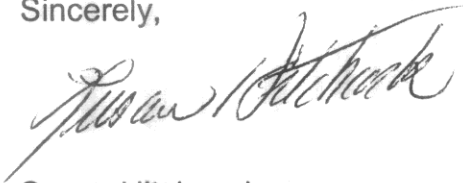
By virtue of the above indirect interest in real property the provisions of Title 2, California Code of Regulations Section 18704.2 (a)(4) require that I abstain from voting on the following items on the September 5, 2001 City Council agenda:

- G-1 Public Hearing to consider adopting a resolution approving the procedures for the election of members to redevelopment project area committees in the City of Lodi*
- I-1 Adopt resolution approving procedures for the formation of a project area committee for the Lodi Redevelopment Project No. 1*

(Redevelopment Agenda Agency)

- K-1 Adopt resolution accepting the preliminary plan for Redevelopment Project No. 1*

Sincerely,



Susan Hitchcock
City Council Member

cc: City Manager
City Attorney
City Clerk